MEETING MINUTES CENTRE COUNTY PLANNING COMMISSION July 20, 2021

Members Present: Rich Francke, Chair, Chris Kunes, Vice-Chair, Bob Dannaker, Denny Hameister,

Andrea Pandolfi, and Deb Simoncek

Members Absent: Mimi Wutz, Secretary, Michele Barbin

Staff Present: Ray Stolinas, Liz Lose, Anne Messner, Chris Schnure, Peter Butler and Stacy

Mann

Others Present: None

1. Call to Order – Pledge of Allegiance

Chair Mr. Francke welcomed everyone to the Planning Commission meeting and called the meeting to order at 6:00 p.m.

2. Citizen Comments

None.

3. Approval of Minutes

A motion was made by Mr. Hameister and second by Mr. Dannaker to approve the minutes of May 25, 2021. Motion carried.

4. Planning Commission Member Updates

There is still an open member position spot. The board's consensus is to try and get someone from the Philipsburg area.

5. New Business

Subdivision / Land Development

Subdivision:

None submitted for this planning cycle.

Land Developments:

The Village of Nittany Glen Revised Preliminary Land Development Plan #2 108 Residential Units (76-Single-Family Units and 32-Duple Units) Benner Township CCPCDO File #66-21 A motion was made by Mr. Dannaker and second by Mr. Kunes to grant Conditional Preliminary Plan Approval subject to the completion of the pending items and the approval signatures of the Benner Township Planning Commission and Board of Supervisors. Motion carried.

Tabled Plans (no action):

G. M. McCrossin, Inc. - Phase 2 Lane Development

Final Plan

1-Building (Commercial/Office)

Benner Township

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

Time Extension Requests:

Note: CPA = Conditional Preliminary Plan Approval

CFA = Conditional Final Plan Approval

A motion was made by Mr. Hameister and second by Ms. Simoncek to approve the abovementioned Time Extension. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting date will be Thursday, July 29, 2021 at 4:00 p.m.

Please see Attachment #1 - Subdivision & Land Development for more information.

Centre County MPO Update

CCMPO Safety Subcommittee

MPO staff reviewed various intersections and segments of concern that were identified by the PennDOT crash screening tool based on the incidences of crashes. The main focus for future discussion will be details of the types of crashed and to determine if a safety project(s) can be developed for the 2023-2026 Transportation Improvement Program (TIP).

State College Area Connector

Currently PennDOT's consultant team is developing a range of alternatives to address the PEL study purpose and need. The alternatives will be displayed during the next public meeting scheduled for late summer/early fall.

Centre County Green Light Go Awards

Congratulations to Patton Township, Ferguson Township, Spring Township and State College Borough for their successful Green Light Go Awards.

Funding Application Opportunities

The DCED/CFA Multimodal Grant Applications are due July 31, 2021.

Centre County Liquid Fuels Applications anticipated due October 2021 after the Commissioners approve the schedule.

PennDOT Multimodal Grant Applications anticipated due November 2021. Information not yet available.

Please see *Attachment #2 – CCMPO* Update for more information.

6. <u>Director's Report and Other Matters to Come Before the Commission</u>

The Director's report was previously emailed. Mr. Stolinas briefly went over the items in the report.

- FFY2021 DCED-CFA Multimodal Transportation Fund Application Consistency Letters
- DCED Greenways, Trails and Recreation Program (GRTP) Coburn Community Park Penn Township (5/18/21)
- Rush Township Zoning Map Amendment 210 Loch Lomond Road T.P. #05-026A,111-,0000- (6/8/21)
- Chesapeake Conservancy Letter of Plan Consistency Northcentral Rapid Stream De-Listing Project (6/10/21)
- Ferguson Township Zoning Ordinance Amendment Adding Self-Service Storage Facilities as a Principal Use Under Bulk Category 4 within the General Commercial (C) District (6/10/21)
- UAJA Act 537 Special Study Biosolids Upgrade Project at Spring Creek Pollution Control Facility (6/11/21)
- Snow Shoe Township Zoning Ordinance Amendment Industrial Minimum Yard Setback Requirements (6/18/21)
- Patton Township Subdivision and Land Development Ordinance Amendment Streets (7/9/21)
- Benner Township Zoning Ordinance Amendment Review (7/12/21)
- Senior Planner 1 Position

Please see Attachment #3 – County Planning Director Update for more information.

With no further business to come before the Commission, a motion was made by Mr. Hameister and second by Mr. Francke to adjourn at 6:50 p.m. Motion carried.

Respectfully submitted,

Raymond J. Stolinas, Jr., ALCP, Director

THESE MINUTES WERE APPROVED AT THE AUGUST 17, 2021 CENTRE COUNTY PLANNING COMMISSION MEETING.

SUBDIVISION & LAND DEVELOPMENT July 20, 2021

Subdivisions:

None submitted for this planning cycle.

Land Developments:

The Village of Nittany Glen
 Revised Preliminary Land Development Plan #2
 108-Residential Units
 Benner Township
 CCPCDO File #66-21

Tabled Plans (no action):

G. M. McCrossin, Inc. -- Phase 2 Land Development
Final Plan
1-Building (Commercial / Office)
Benner Township
CCPCDO File #145-17
At the November 21, 2017, CCPC Meeting, the plan was taken

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

Time Extension Requests:

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This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

The Village of Nittany Glen

Revised Preliminary Land Development Plan #2 (plan dated: June 3, 2021; last revised: June 30, 2021)
108-Units (Residential)
Benner Township

Location: Along the eastern boundary of Township Road 344 (Fillmore Road), approximately 0.75 miles north of its intersection with Township Road 784 (Fox Hill Road).

Surveyor/Engineer: PennTerra Engineering, State College

Tract History: a) The parent tract (a 102 acre parcel) is presently owned by Berks at Nittany Glen, LLC and contains twelve (12) previously approved phases (being Phases I, II, II-A, III-A Extension, III-B.1, III-B.2, III-C, III-D.1, III-D.2, IV, V-A.1, & V-A.2) of the Village of Nittany Glen Land Development.

b) This proposal represents a revision to the previously approved preliminary land development plan for The Village of Nittany Glen whereby the plan will now reflect a change in building type for a portion of the development, specifically Phase VII, by proposing 16 duplex buildings in lieu of single-family residences with corresponding infrastructure. The total buildout is proposed to contain 335 residential units with 108 proposed residential units and 227 residential units, as well as a Clubhouse facility, already approved for development.

Note: Per the County's requirements, the <u>Preliminary Plan</u> depicts the development concept only, showing the general design with approximate dimensions of streets, lots and other planned features.

Plan Requirements Pending:

ARTICLE VII - LAND DEVELOPMENT

719. Additional Supplemental Requirements

A. Supporting Data

- A.1. Awaiting receipt of the Township Engineer's review and approval relative to the Preliminary Plan concept, specifically regarding the general design, the approximate dimensions of the streets and lots and other planned features.
- A.2. Provide written confirmation from the State College Borough Water Authority indicating their willingness and ability to provide water service for Phases III-A, VI, and VII.
- A.2. (cont) Provide written confirmation from the Spring-Benner-Walker Joint Authority indicating their willingness and ability to provide the conveyance of the effluent and written confirmation from Bellefonte Borough indicating their willingness and ability to provide the treatment of the effluent for Phases III-A, VI, and VII.

C. Certificates

- C.1. Obtain the signature of the Professional Land Surveyor responsible for the plan (i.e., Execute the Professional Land Surveyor Certification Block.
- C.1. (cont) Obtain the signature of the Professional Engineer responsible for the plan (i.e., Execute the Storm Water Certification Block and the Engineer's Certification Block).
- C.4. Execute the Storm Water Facilities Acknowledgements (Landowner) Block.
- C.4. (cont) Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
- C.2. Obtain the approval signatures of the Benner Township Planning Commission and the Benner Township Board of Supervisors.
- C.3. Upon completion of the above, obtain the approval acknowledgement signature of the Centre County Planning Commission.

General Comments

- Execute the Municipal Storm Water Certification Block.
- Upon satisfactory completion of the above plan requirements, approval of the Preliminary Plan by the Commission constitutes conditional approval of the proposed development regarding the general design, the approximate dimensions of the streets, buildings and other planned features. The Preliminary Plan approval obligates the Applicant to the general scheme of the land development. However, if the Applicant determines that a significant change to the original submission is desirable, the plans may be modified by submitting a revised Preliminary Plan for review and approval. Approval of the Preliminary Plan does not allow for construction of the required improvements, authorize the sale of lots or the recording of the Preliminary Plan.

Subject to the review comments from the Benner Township Engineer, staff recommends Conditional Preliminary Approval subject to the completion of the items noted above and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.

CCMPO UPDATE

July 2021

Anticipated Agenda Items

Technical Committee
Next meeting September 8, 2021

Coordinating Committee Next meeting September 28, 2021

Want to attend a meeting?

Please go to this link to find out more:

https://www.crcog.net/ccmpo

CCMPO SAFETY SUBCOMMITTEE

The Coordinating Committee received an update regarding the CCMPO Safety Subcommittee progress to date. The Subcommittee received several presentations from the Federal Highway Administration (FHWA) and the PennDOT Central Office regarding the importance of safety at the federal and state level.

MPO staff reviewed various intersections and segments of concern that were identified by the PennDOT crash screening tool that is based on the incidences of crashes. This information generated additional questions from the Subcommittee that MPO staff is currently working to address. The main focus for future discussion will be details of the types of crashes and to determine if a safety project(s) can be developed for the 2023-2026 Transportation Improvement Program (TIP).

State College Area Connector

The SCAC consultant team provided a presentation on the latest activities for the Planning and Environmental Linkages (PEL) Study. The PEL Study is scheduled to be completed in **spring 2022.** The study will identify transportation improvements to be advanced for environmental consideration and further design in the next step, the Preliminary Engineering (PE) phase. The PE phases will include more detailed analysis of the following:

- socio- economic
- natural
- -cultural resources
- development of transportation alternatives
- preferred alternative identification
- environmental clearance for the preferred alternative

Currently PennDOT's consultant team is developing a range of alternatives to address the PEL study purpose and need. The alternatives will be displayed during the next public meeting scheduled for late summer/early fall. Plans are underway to offer both virtual and inperson opportunities for interaction with the project team during the public meeting period. No specific alternative improvements for the SCAC project have been developed at this time.

Anticipated SCAC Grange Fair information both of week of August 20th through 27th.

SCAC link to CCMPO June presentation: https://www.crcog.net/vertical/Sites/%7B6AD7E2DC-ECE4-41CD-B8E1-BAC6A6336348%7D/uploads/CCMPO Coordinating Committe June 2021 presentation.pdf

Below is a graphic illustrating the PEL process.

State College Area Connector PEL Process

Collect
Data

Analyze
Data

Analyze
Data

Analyze
Data

Alternatives & Determine Impacts

Alternatives & Determine Impacts

Alternatives & Determine Impacts

Screen Alternatives & Determine Impacts

Total Collect States And States Alternatives & Determine Impacts

Alternatives & Determine Impacts

Total Collect States And States Alternatives & Determine Impacts

Total Collect States And States Alternatives & Determine Impacts

Total Collect Implementation Plan

Total



Around the COUNTY/PennDOT

Centre County Green Light Go Awards

<u>Patton Township</u> – \$684,138.40 for connect 28 traffic signals along Atherton Street in five municipalities to the Commonwealth network and upgrade detection to support Automated Traffic Signal Performance Measures.

<u>Ferguson Township</u> - \$108,000 for detection upgrades at three intersections along the Science Park Road corridor.

<u>Spring Township</u> – \$40,000 for upgrading three signals along Zion Road with Flashing Yellow Arrow indications.

State College Borough – \$1,143,876 for the first phase of communication network upgrades and multimodal detection at 22 intersections along the Atherton Street, Beaver Avenue, College Avenue, and Park Avenue corridors.



Funding Application Opportunities

DCED/CFA Multi Modal Grant Applications Due July 31, 2021. Link: https://dced.pa.gov/programs/multimodal-transportation-fund/

Centre County Liquid Fuels Applications anticipated due October 2021 after Commissioner approve schedule.

PennDOT Multimodal Grant Applications anticipated due November 2021. Information not yet available.

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CENTRE COUNTY PLANNING COMMISSION MEETING

July 20, 2021

The following County Planning Director Update consists of summaries of all initiatives or updates completed within the previous month for the purpose of informing County Planning Commission members of their status.

COUNTY PLANNING DIRECTOR UPDATE

1. FFY2021 DCED-CFA MULTIMODAL TRANSPORTATION FUND APPLICATION | CONSISTENCY LETTERS

The County Planning Director received multiple requests through the County Transportation Planner, Anne Messner, for Letters of Consistency related to Multimodal Grant Applications through Department of Community & Economic Development for the following municipal transportation projects:

- Port Matilda Borough for the High St. and Railroad Drainage Infrastructure Project (6.29.20210)
- Milesburg Borough for the Railroad Street Bridge Project (6.29.2021)
- Penn Township | Road Widening and Paving Projects (7.8.2021)
- Gregg Township | Bittner Hollow Road and Middle Road Improvement Project (7.8.2021)
- Boggs Township | Curtin Hollow Road Improvements (7.13.2021)
- Centre Hall Borough | S. Pennsylvania Ave.-S.R. 144 Pedestrian Safety Improvement Project (7.14.2021)

Letters of Consistency consider local, regional and the County Comprehensive Plan related to transportation components within those particular plans, in addition to the newly developed Centre County Long-Range Transportation Plan (2050).

2. DCED GREENWAYS, TRAILS AND RECREATION PROGRAM (GRTP) | COBURN COMMUNITY PARK (PENN TOWNSHIP, CENTRE COUNTY) (5.18.2021)

The County Planning Director provided Penn Township with a Letter of Plan Consistency for the Coburn Community Park – Playground and Habitat/Water Quality Improvement Project that include a playground audit that will be performed before establishing the park improvement program and final design; repairs to existing play equipment involving safety surface and replacement swing set chain improvements; installation of new

playground equipment that serve the 6-23 month and 2-5 year age groups; ADA parking and access with two ADA parking spaces and access to major site features including the picnic pavilion and new playground features; and, stormwater management improvements that will include a rain garden to improve site drainage, biodiversity and water quality. The proposed Coburn Community Park improvements exhibit consistency with the stated sections of the *Penns Valley Region Official Comprehensive Plan (January 30, 2006)*, *Centre County Recreation and Greenway Plan (August 2009)* and the *Centre County Comprehensive Plan*, *Phases I (2003) & II (2018)*.

3. RUSH TOWNSHIP ZONING MAP AMENDMENT | 210 LOCH LOMOND RD.-T.P. T.P. #05-026A,111-,0000-(6.8.2021)

On May 12, 2021, this office received a letter requesting our review of the proposed draft Zoning Map Amendment from Michelle M. Merrow, P.E., referring the proposal to rezone the former Philipsburg Hospital site for our official review and comment. The request included a "Rush Township Zoning Change Petition" submitted by Jeffrey Long, Graystone Court Villas, and a proposed plan of "Graystone Philipsburg" that illustrated a 48-unit Senior Apartment Complex, freestanding café and 44-individual cottage-style housing units with in internal street system and parking area around the proposed apartment complex. The proposed zoning map change for T.P. # 05-026A,111-,0000- is from Commercial/Office (CM/O) to Village-Mixed Use (VMU). The letter strongly advise discouraging the Zoning Map Amendment of T.P. # 05-026A,111-,0000-, from Commercial/Office (CM/O) to Village-Mixed Use (VMU) due to the appearance of "Spot Zoning". Rezoning T.P. # 05-026A,111-,0000- creates the "island" of Village-Mixed Use (VMU) surrounded by properties of less intense use, more specifically the Residential (R) and a few remaining parcels within the Commercial/Office (CM/O) zoning district. Further, the Village-Mixed Use (VMU) classification was developed to help preserve and celebrate the long-standing community identity and pride of the neighborhoods within South Philipsburg. Other suggested alternatives were provided to Rush Township

4. CHESAPEAKE CONSERVANCY LETTER OF PLAN CONSISTENCY | NORTHCENTRAL RAPID STREAM DE-LISTING PROJECT (6.10.2021)

Chesapeake Conservancy is pursuing grants through the Pennsylvania Department of Environmental Protection (DEP) Growing Greener program in conjunction with the Conservancy's existing National Fish and Wildlife Foundation Innovate Nutrient and Sediment Reduction Grant. The intent of the grant applications is to reduce sediment and nutrient pollution by focusing on specific locations where the greatest water quality benefits can be created in the shortest amount of time. This project is consistent with Centre County's County Action Plan (CAP).

5. FERGUSON TOWNSHIP ZONING ORDINANCE AMENDMENT | ADDING SELF-SERVICE STORAGE FACILITIES AS A PRINCIPAL USE UNDER BULK CATEGORY 4 WITHIN THE GENERAL COMMERCIAL (C) DISTRICT (6.10.2021)

On May 24, 2021, this office received a letter requesting our review of the proposed draft Zoning Ordinance Amendment from Jenna Wargo, AICP, Planning & Zoning Director adding Self-Storage Facilities within the **General Commercial (C) District.** The District provisions include minimum lot size of 20,000 ft.², Setbacks: 50'F, 25'S, and 50'R, Height: 45', 45% Building Coverage and 80% Impervious Coverage. Staff commented

that the "Self-Service Storage Facility" definition meets the "Establishment and Purposes of the Zoning District" specific to Commercial Districts.

6. UAJA ACT 537 SPECIAL STUDY | BIOSOLIDS UPGRADE PROJECT AT SPRING CREEK POLLUTION CONTROL FACILITY (6.11.2021)

On May 6, 2021, Michele A. Aukerman, P.E., Project Manager, from RETTEW, forwarded a copy of the Special Study for the University Area Joint Authority (UAJA). The purpose of the Special Study evaluates replacing the treatment facility's current solids composting method with anaerobic digestion and sludge drying. The Special Study included two Alternatives plus a No Action Alternative: Alternative #1: Expansion of the existing composting facility to ensure solids capacity for continued plant growth and replacement of equipment that has reached end of life. Alternative #2: Replacement of the existing composting system with Anaerobic Digestion followed by Sludge Drying. Alternative #2 was selected as it has the lowest 20-year present value and will increase the Authority's economic position by generating additional revenue and will provide the local community with a renewable natural gas source. Alternative #2 will include the removal of the existing composting system and construction of an Anaerobic Digestion Facility with Sludge Drying. County Planning staff outlined that this alternative is consistent with *Centre County Comprehensive Plan*, *Phases I* (2003) & II (2018) under the *Community Facilities and Services* components.

7. SNOW SHOE TOWNSHIP ZONING ORDINANCE AMENDMENT | INDUSTRIAL - MINIMUM YARD SETBACK REQUIREMENTS (6.18.2021)

On June 8, 2021, Snow Shoe Township Solicitor, Louis T. Glantz, formally submitted a follow-up Zoning Ordinance Amendment request to be reviewed by the Centre County Planning & Community Development Office on or before July 6, 2021 for public hearing The amendment included Industrial Minimum Yard Setback consideration. Requirements to replace the existing set-back requirements distance of one-hundredfifty feet (150') from the front, rear, and sides of the nearest property line and a set-back distance of three-hundred feet (300') from all occupied residential dwellings. Industrial Conditional Uses, Solar Energy Facilities, distance of one-hundred-fifty feet (150') from the front, rear, and sides of the nearest property line and a set-back distance of threehundred feet (300') from all occupied residential dwellings. And, Industrial Conditional Uses, Wind Energy Facilities, A set-back distance from the front, rear, and sides of the nearest property line (unless the adjoining property is also a part of the same wind energy facility, in which case the set-back requirements between the two lots both part of the same wind energy facility shall be zero feet (0')) of a distance equal to the tallest wind turbine, as measured from the ground to the tallest point on the wind turbine, in the wind energy facility, or five-hundred feet, whichever distance is greater. commented that the setback for Solar Energy Facilities did not reasonably link the proposed setback of 150' and the height of proposed facilities and can be viewed as excessive. Second, setback requirements for Wind Energy Facilities in the amendment may conflict with the existing Ordinance 2013-1, "Commercial Wind Turbine Generators".

8. PATTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDMENT | STREETS (7.9.2021)

On June 17, 2021, Nicole Pollock, Senior Planner, CRPA, on behalf of the Board of

Supervisors and Planning Commission requested the County Planning Office's review and comment related to amending the Subdivision and Land Development Ordinance to require that whenever a new public roadway is proposed, street lighting is required at the intersection of the new public roadway and a pre-existing public roadway. Street lighting must be LED luminaries which are dark sky compliant and utilize the electric power utility provider's tariff system. Staff concurred with this proposed ordinance language for safety and energy conservation purposes.

9. BENNER TOWNSHIP ZONING ORDINANCE AMENDMENT REVIEW (7.12.2021)

On June 11, 2021, Attorney Beard provided a letter of request for review and a copy of Revised Zoning Ordinance and requested comments on this amendment within a 45-day review and comment period. Attorney Beard also provided a summary of Ordinance changes for ease of review. This consisted of the 4th CCPCDO review of the Benner Township Zoning Ordinance Revisions since November 27, 2018. Most staff comments related to changes listed under the Master Table of Uses.

10. SENIOR PLANNER 1 POSITION

Peter A. Butler has accepted the position and began work on Tuesday, July 6, 2021. Mr. Butler demonstrating interest in Planning & GIS through previous jobs and internships along with competencies accrued during his time achieving a Bachelor of Arts in Geography from the Pennsylvania State University. Mr. Butler will be working closely with the Assistant County Planning Director on her previous job responsibilities as she transitions into her role. Mr. Butler will be working closely with both the Nittany Valley and Penns Valley regional planning commissions as part of his job responsibilities.